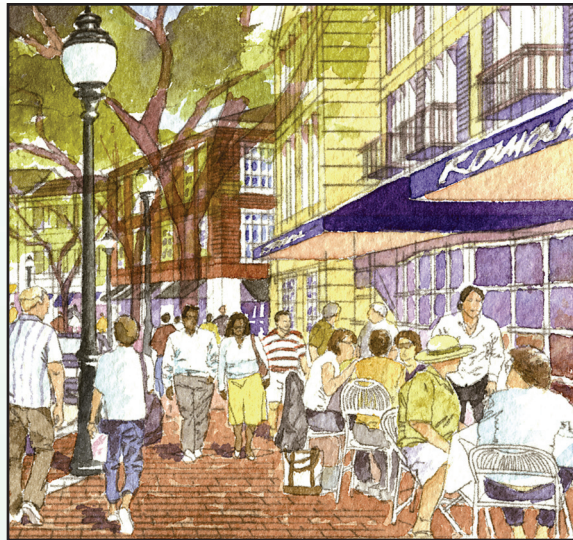


Financial Considerations

By encouraging TND in existing village and town centers and adjoining sites, not only can municipalities capitalize on existing infrastructure, they can also benefit from the tax returns to the community as a whole for a reinvigorated commercial center. Within greenfield projects, the compact nature of a TND also reduces infrastructure costs.



By adopting design guidelines or form-based codes as a part of a TND overlay zone instead of the conventional zoning standards, municipalities can more closely regulate the design and character of development. The result can be better utilization of land area, improved tax benefits, and lower capital costs. When correctly designed, the costs to the developers are returned with higher value projects.



For More information:

Massachusetts Smart Growth Toolkit
<http://www.mass.gov/ocd>

Mashpee Commons
<http://www.mashpeecommons.com>

Churchill Homes
<http://www.dietzarch.com>

Harbor Point
<http://www.gcassoc.com>

Congress for the New Urbanism
<http://www.cnu.org/index.cfm>

Other TND projects
<http://www.tndtownpaper.com/neighborhoods.htm>

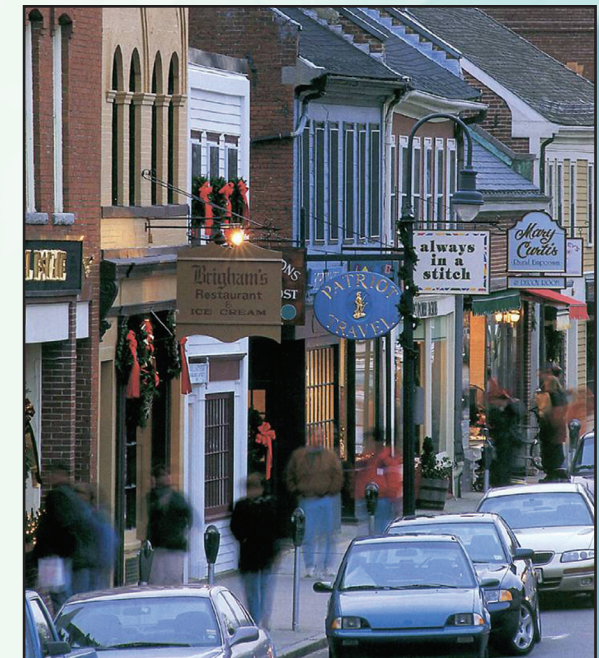
MASSACHUSETTS SMART GROWTH

Toolkit



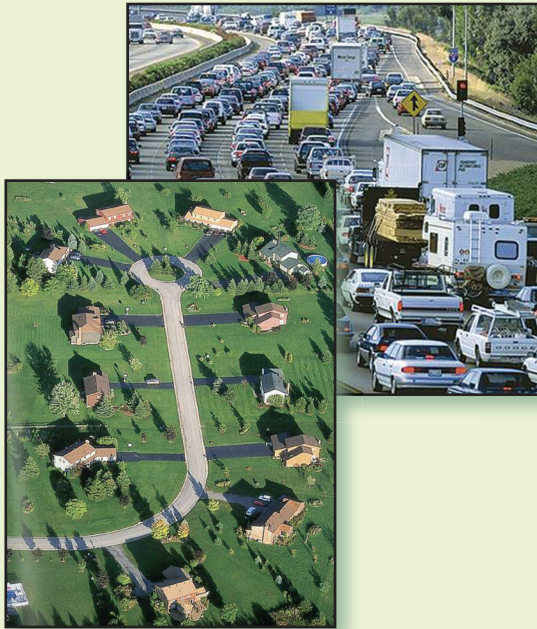
Traditional Neighborhood Development (TND)

TND, also known as “new urbanism”, “neo-traditional” or village-style development, includes a variety of housing types, a mix of land uses, an active center, a walkable design, and often a transit option within a compact neighborhood scale area either as infill in an existing developed area or as a district scale project.



The Problem

Suburban expansion is often characterized by low-density, auto-oriented, single-use developments lacking in context and distinction as a unique community.



The segregation of uses has led to isolated zones for commercial, residential and institutional areas, which are only linked by auto and are thus failing to create walkable, pedestrian-friendly neighborhoods. While conventional zoning closely regulates a variety of aspects related to use, parking, buffers etc., it does not regulate the aspects that help in enhancing the character of buildings, streets, and open spaces, which together form a neighborhood.

Elements of TND

TND is characterized by compact, pedestrian-oriented developments that provide a variety of uses, diverse housing types, and are anchored by a central public space and civic activity. TND is based on the principle that neighborhoods should be walkable, affordable, accessible, distinctive, and in Massachusetts, true to the significant historic context of each community.

The following elements are commonly found in TND:

- Parks, schools, civic buildings, and commercial establishments located within walking distance of homes
- Residences with narrow front setbacks, front porches, and detached rear garages or alley-loaded parking
- A network of streets and paths suitable for pedestrians, bicyclists, and vehicles
- Narrower streets with crosswalks, streetscaping, and other traffic-calming measures
- Human scale development that fits the local context
- Buildings oriented to the street with parking behind



For new development, TND is often neighborhood in scale, 10 to 15 acres in area based on the geometry of a 1/4-mile maximum walking distance. Open space is typically 10% to 20% of the area, and about 70%-80% of the area is devoted to residential blocks, with the remainder being a mix of viable commercial space and civic functions. TND requires dense residential blocks in order to create an internally-oriented neighborhood with enough people to help support the commercial and civic uses. Access is provided in multiple ways to the neighborhoods through walkways, bike paths, roads, and regional transportation systems.

In redevelopment situations TND elements can be applied to existing neighborhoods one site at a time using local zoning bylaws/ordinances. Clearly defined local standards can be used to encourage walkable mixed use communities through carefully selected site design and architectural standards.